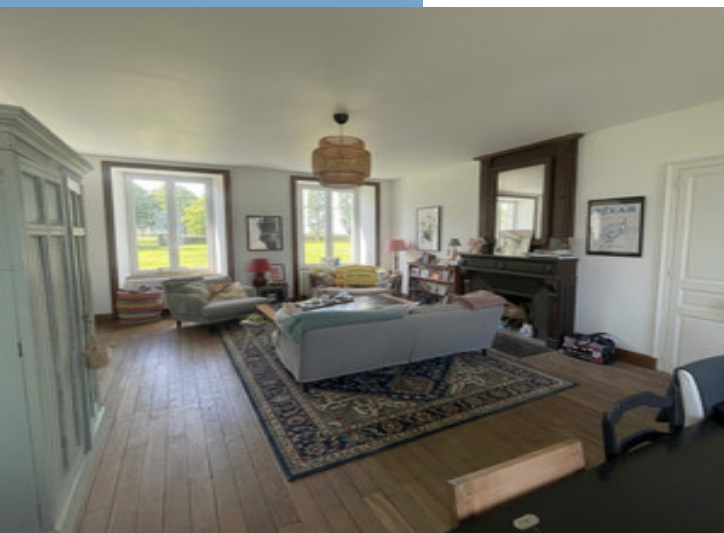
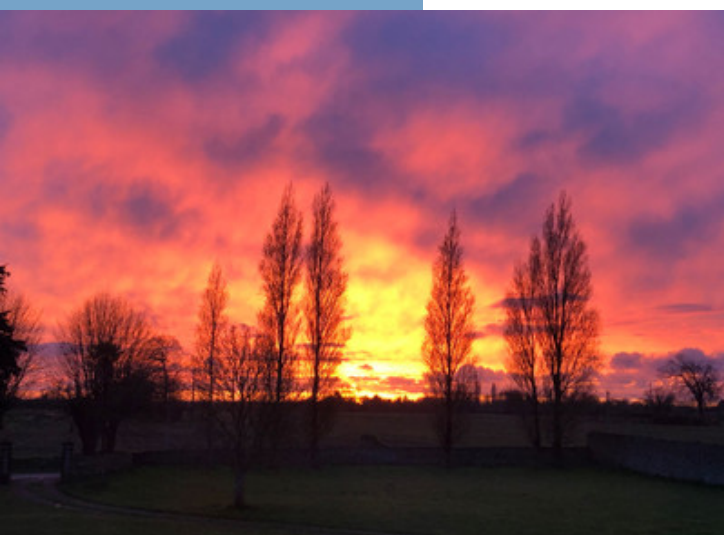




MAGNIFICENT 19TH CENTURY BOURGEOIS
HOUSE WITH 8 BEDROOMS, 6 BATHROOMS
AND A WEST FACING PARK, 8 MIN TO THE SEA

MAGNIFICENT 19TH
CENTURY BOURGEOIS
HOUSE WITH 8
BEDROOMS, 6
BATHROOMS AND A
WEST FACING PARK, 8 MIN
...



PROPERTY FACT FILE	
REFERENCE	A44349SPR50
PRICE	€ 603,000 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	6
ACCOMMODATION	312 m²
LAND	4570 m²
TOWN	Gratot
DEPARTMENT	
LOCATION	
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Private parking, High speed internet, Well
*Price based on current exchange rate which is subject to change	



- Completely renovated in 2022
- B and B potential
- West facing park
- 8 min to the beach
- 6 min from the vibrant town of Coutances

MAGNIFICENT 19TH CENTURY BOURGEOIS HOUSE WITH 8 BEDROOMS, 6 BATHROOMS AND A WEST FACING PARK, 8 MIN.
Ref: A44349SPR50

his elegant 19th-century manor house immediately captivates with its authentic charm and peaceful surroundings, ideally located between Coutances and Agon-Coutainville, just 8 km from the beach.

Fully renovated in 2022, the property offers 312 m² of living space

DESCRIPTION

From the moment you step inside, the tone is set with high-quality features, enhanced by a superb period staircase in wood and wrought iron that serves all floors.

The spacious 36 m² fully fitted and equipped kitchen is a true living space, complemented by a warm and inviting 38 m² living/dining room.

On the same level, there are two additional lounges that can be used as a TV room or games room, as well as a utility room, a shower room, a WC, and a large hallway with ample storage.

The first floor comprises four beautiful bedrooms and three shower rooms, while the second floor offers four bedrooms and two shower rooms.

The property also includes a separate outbuilding in the style of a small pavilion, ideal for use as an office, a professional practice, or a wellness space such as a yoga studio.

Thanks to its layout, the property can easily be divided into two distinct areas, allowing for a combination of a main residence and a guesthouse, or the development of a tourism-related business.

The presence of nearby neighbors is a reassuring advantage, providing a lively, secure, and non-isolated environment—particularly appealing for a hospitality project.

Carefully modernized while preserving its original features, this character home benefits from good insulation with an energy rating of D and double-glazed windows.

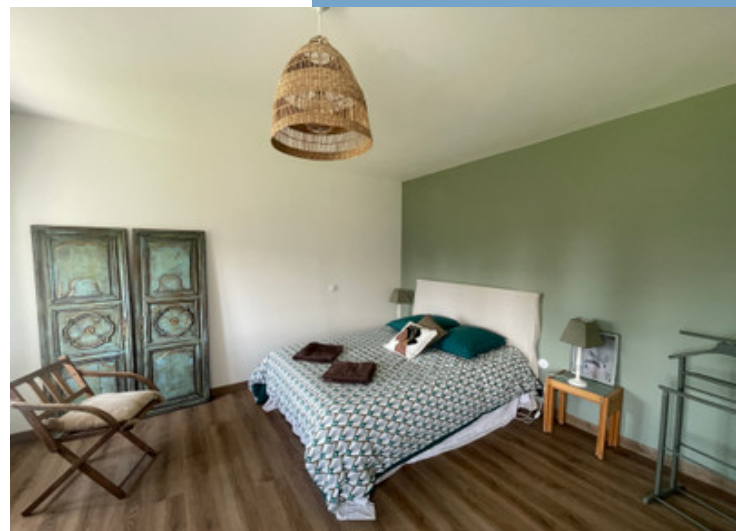
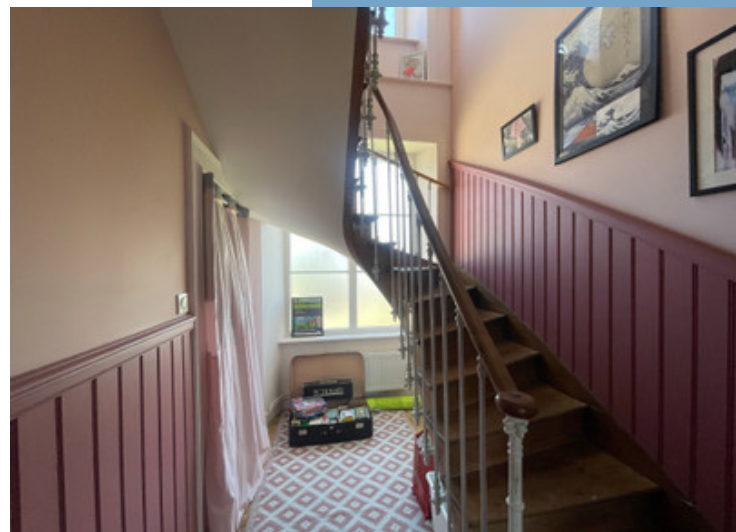
The only aspect to plan for is an update to the wastewater system, offering the opportunity to adapt the installations to your needs.

This charming pr...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A44349SPR50>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

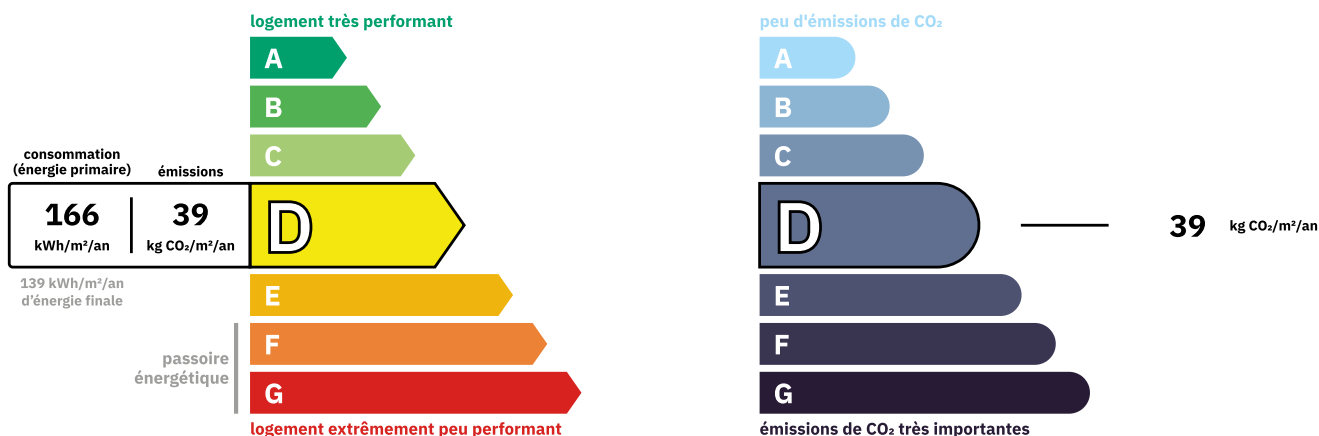
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MAGNIFICENT 19TH CENTURY
BOURGEOIS HOUSE WITH 8
BEDROOMS, 6 BATHROOMS
AND A WEST FACING PARK, 8
MIN ...

Ref : A44349SPR50

ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



Property **Poorly efficient**
Estimated annual energy costs
between 3790 € and 5200€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A44349SPR50
FILE COMPLETE
AND PHOTOS
ON REQUEST

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